



Notice
City Commission Special Meeting
&
Joint Study Session of the
Grand Traverse County Board of Commissioners and
the City Commission

5:00 p.m. – Special Meeting of the City Commission
6:00 p.m. – Joint Study Session of the Grand Traverse County
Board of Commissioners and the City Commission

Monday, April 13, 2015

Commission Chambers, Governmental Center

400 Boardman Avenue

Traverse City, Michigan 49684

Posted and Published: 04-10-2015

Meeting informational packet is available for public inspection at the Traverse Area District Library, City Police Station, City Manager's Office and City Clerk's Office. The City of Traverse City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, TDD: 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act and the rights provided thereunder are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

At the request of Acting City Manager Penny Hill, City Clerk Benjamin Marentette has called this Special Meeting.

City Commission:

c/o Benjamin C. Marentette, MMC, City Clerk

(231) 922-4480

Email: tcclerk@traversecitymi.gov

Web: www.traversecitymi.gov

400 Boardman Avenue

Traverse City, MI 49684

Welcome to the Traverse City Commission meeting!

Any interested person or group may address the City Commission on any agenda item when recognized by the presiding officer or upon request of any Commissioner. Also, any interested person or group may address the City Commission on any matter of City concern not on the Agenda during the agenda item designated Public Comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer.

Agenda

5:00 p.m.

Pledge of Allegiance.

Roll Call.

1. Consideration of authorizing an amendment to the retainer agreement in connection with the dispute resolution process for the Clinch Park Waterscape to provide expert witness fees. (Possible closed session) (Penny Hill, Lauren Tribble-Laucht) (5 affirmative votes required to authorize agreement and to enter into closed session)
2. Announcements from the City Clerk. (Benjamin Marentette)
3. Public Comment.
4. Adjournment.

(See next page for Joint Study Session agenda)

Notice
Grand Traverse County Board of Commissioners &
City Commission
Joint Study Session

6:00 p.m.

At the request of Acting City Manager Penny Hill, City Clerk Benjamin Marentette has called this study session.

Agenda

Pledge of Allegiance.

Roll Call.

1. Public Comment.
2. Discussion regarding potential development in the Historic Park Place Hotel Redevelopment Area. (Penny Hill, Jean Derenzy)
3. Public comment.
4. Adjournment.



The City of Traverse City

Communication to the City Commission

FOR THE SPECIAL MEETING AND JOINT STUDY SESSION OF APRIL 13, 2015

DATE: APRIL 10, 2015

FROM: PENNY HILL, ACTING CITY MANAGER

Handwritten initials "PH" in blue ink.

SUBJECT: APRIL 13 SPECIAL MEETING

This item was not acted on at the April 6 Regular Meeting. City Attorney Lauren Tribble-Laucht previously sent an attorney-client privileged communication to the Commission under separate cover regarding the above matter associated with the dispute resolution process with Hamilton Anderson.

I understand the Commission wishes to discuss this matter; and therefore, I recommend the Commission enter into closed session; a roll call vote with five (5) affirmative votes is required. The following motion would be appropriate:

that the City Commission enter into closed session immediately following the public comment portion of the agenda to consider the written attorney-client privileged communication regarding the pending dispute resolution process with Hamilton Anderson associated with the Clinch Park Waterscape, as authorized by MCL 15.268(e).

Following the closed session, if the City Commission concurs with the recommendation of the City Attorney, the following motion would be appropriate (5 affirmative votes required):

that the Mayor and City Clerk execute an amendment to the Retention Agreement with Foley, Baron, Metzger & Juip, PLLC (originally authorized September 2, 2014), to provide expert witness fees in the amount of \$26,500 to Baird Associates and \$7,035 to Water Technologies, Inc., in connection with the dispute resolution process with Hamilton Anderson for the Clinch Park Waterscape, such amendment subject to approval as to its substance by the Acting City Manager and its form by the City Attorney, with funds available in the Capital Projects Fund.

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The City of Traverse City

Communication to the City Commission

FOR THE CITY COMMISSION JOINT STUDY SESSION OF APRIL 13, 2015

DATE: APRIL 10, 2015

FROM: PENNY HILL, ACTING CITY MANAGER

A handwritten signature in black ink, appearing to be "PH", written over the name Penny Hill.

SUBJECT: APRIL 13 JOINT STUDY SESSION WITH GRAND TRAVERSE
COUNTY BOARD OF COMMISSIONERS

Attached is a memo from Grand Traverse County Deputy Director of Planning and Development Jean Derenzy regarding the Joint Study Session with the Grand Traverse County Board of Commissioners, to discuss a potential brownfield redevelopment in the Historic Park Place Redevelopment Area.

As explained by Ms. Derenzy, the potential development includes the Park Place Hotel property as well as the Governmental Center complex, which is jointly owned by the County and the City.

As a procedural matter, Grand Traverse County Board Chairwoman Christine Maxbauer will preside over the meeting. You will note that there are two public comment sections on the agenda – one at the beginning and one at the end, which is consistent with County protocol.

PH/bcm

copy: Dave Benda, Grand Traverse County Administrator
Jean Derenzy, Grand Traverse County Deputy Director of Planning and Development
Rob Bacigalupi, Downtown Development Authority Executive Director
Russell Soyering, City Planning Director

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Memorandum

Grand Traverse County
Brownfield Redevelopment Authority
231.922.6890 Fax 231.922.4636
email: jderenzy@grandtraverse.org

To: City Commission
County Board of Commissioners

From: Jean Derenzy, Deputy Director Planning & Development 

Date: April 6, 2015

Subject: Potential Brownfield Redevelopment – Historic Park Place Hotel Redevelopment Area

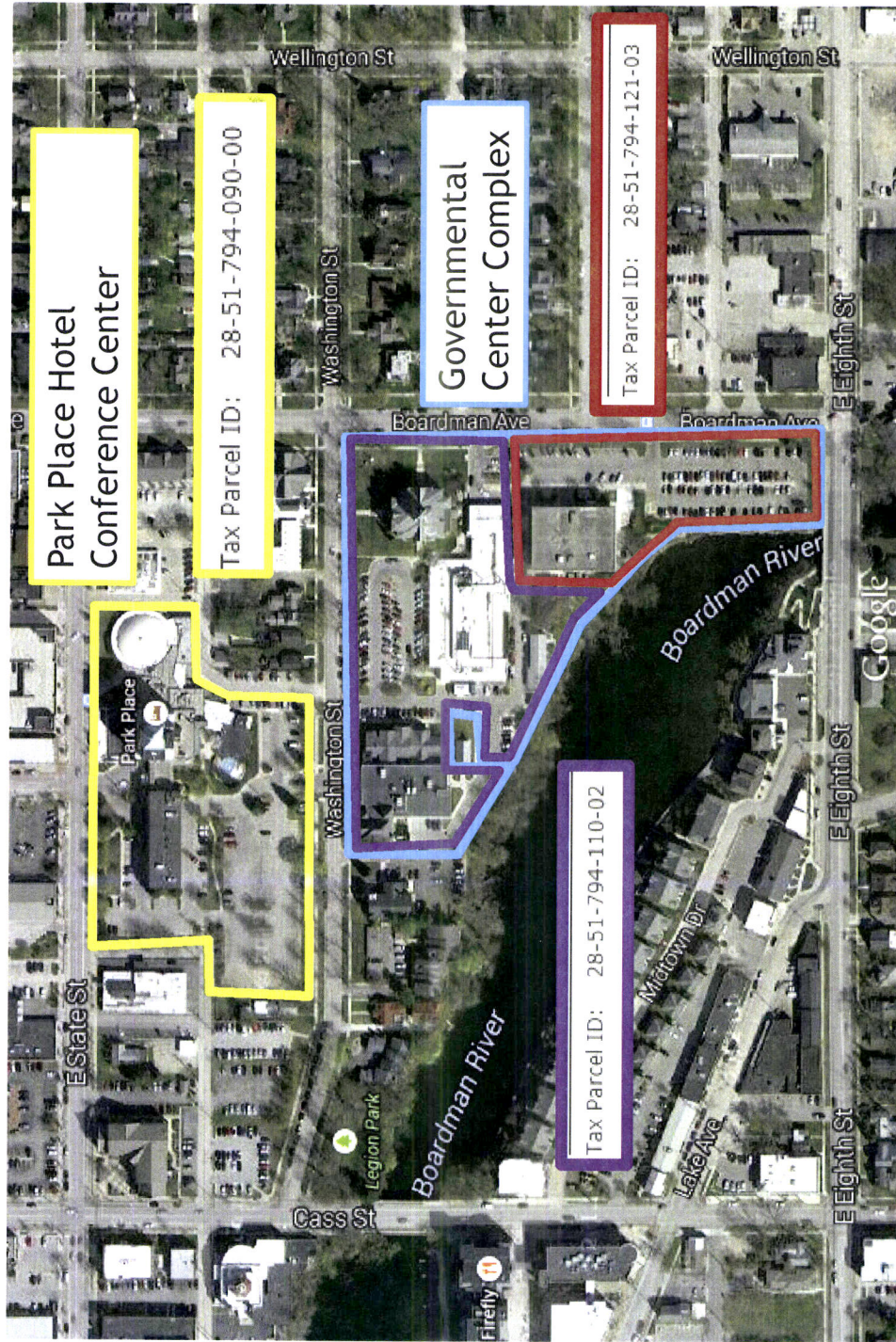
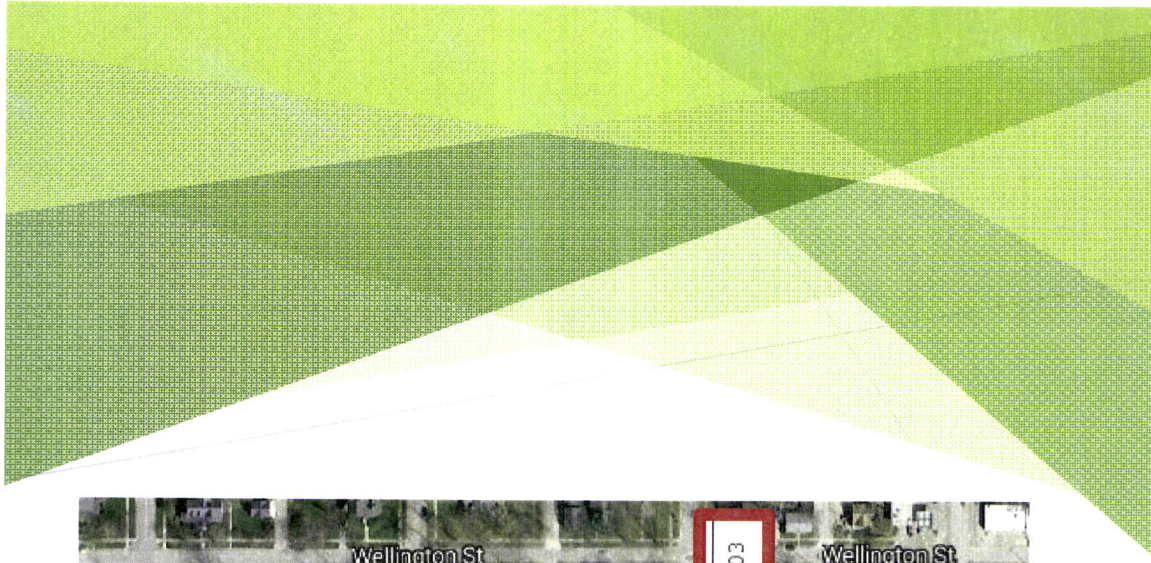
Thank you to both the County Commission and City Commission for agreeing to meet in a joint study session to hear about a potential brownfield redevelopment in the Historic Park Place Hotel Redevelopment Area.

This brownfield redevelopment area will be a public/private venture which will encompass the Park Place Hotel property and the Governmental Center complex (please see attached map). There will be two Developer's being: Regency Midwest Ventures LP (owner of the Park Place) and Bender Midwest Development Inc. A third redevelopment may be included within this brownfield plan area, which will be outlined at your meeting on Monday, April 13th.

The redevelopment impacts not just the Park Place Hotel property but the Governmental Center complex as a whole, therefore, both City and County Administration have been engaged in this development and will be presenting with the private developers on this potential redevelopment area. When reviewing the site map of the proposed brownfield plan map, County and City staff felt there was an opportunity to work together to implement strategies for the governmental center complex. As a reminder, the Governmental Center and the adjacent parking lot (tax parcel ID 28-51-794-121-03 is jointly owned jointly between the County and City, (County 73.61% and City 26.39%).

The redevelopment will include: Historical Park Place Hotel renovations/upgrades including energy efficiency improvements and development of a modern upscale conference and business meeting center; Mixed-use developments that will include, market rate and/or work force apartments, commercial spaces, multi-story parking and other possible housing opportunities.

The presentation will provide an overview of the redevelopment area phases, a projection of the brownfield eligible costs, participation of the public and processes/timeline involved.



Prepared By: Grand Traverse County Planning & Development

